

REC'D IN PRO SE OFFICE  
FEB 16 '24 PM 1:09

IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF NEW YORK

SERENA A MAY

(Write the full name of each plaintiff who is filing this complaint. If the names of all the plaintiffs cannot fit in the space above, please write "see attached" in the space and attach an additional page with the full list of names.)

-against-

Alan Weinreb, Lance  
MARGOLIN, US BANK  
Perrick Miles, Hon Clinton J. Guter  
Civil Court

(Write the full name of each defendant who is being sued. If the names of all the defendants cannot fit in the space above, please write "see attached" in the space and attach an additional page with the full list of names.)

Complaint for a Civil Case

**24cv1229-HG-LB**

Case No. \_\_\_\_\_

(to be filled in by the Clerk's Office)

Jury Trial: ☒ Yes ☐ No  
(check one)

SERENA MAY

## I. The Parties to This Complaint

## A. The Plaintiff(s)

167 38 109th

JAMAICA NY 11432

Provide the information below for each plaintiff named in the complaint. Attach additional pages if needed.

Name

Alan Weinreb

Street Address

165 Eileen way

City and County

Syosset Nassau

State and Zip Code

NY 11791

Telephone Number

E-mail Address

## B. The Defendant(s)

Provide the information below for each defendant named in the complaint, whether the defendant is an individual, a government agency, an organization, or a corporation. For an individual defendant, include the person's job or title (if known). Attach additional pages if needed.

## Defendant No. 1

Name

Lance Margolin

Job or Title

? Debt collector

(if known)

Street Address

165 EILEEN way

City and County

Syosset

State and Zip Code

NY 11791

Telephone Number

E-mail Address

(if known)

## Defendant No. 2

Name

Hon Clinton J

Job or Title

Guthrie

(if known)

Street Address

89-11 Sutphin Blvd

City and County

JAMAICA NY 11432

State and Zip Code  
Telephone Number  
E-mail Address  
(if known)

~~Guida JR Edward~~  
718 779-2134

Defendant No. 3

Name  
Job or Title  
(if known)  
Street Address City  
and County State  
and Zip Code  
Telephone Number  
E-mail Address  
(if known)

Guida JR Edward  
marshall ?  
47-26-104th Street  
Queens  
NY 11368  
718 779-2134

Defendant No. 4

Name  
Job or Title  
(if known)  
Street Address City  
and County State  
and Zip Code  
Telephone Number  
E-mail Address  
(if known)

Kenneth Flickering  
? Debt collector  
165 Cilenway  
Nassau, New York  
11791

II. Basis for Jurisdiction

Federal courts are courts of limited jurisdiction (limited power). Generally, only two types of cases can be heard in federal court: cases involving a federal question and cases involving diversity of citizenship of the parties. Under 28 U.S.C. § 1331, a case arising under the United States Constitution or federal laws or treaties is a federal question case. Under 28 U.S.C. § 1332, a case in which a citizen of one State sues a citizen of another State or nation and the amount at stake is more than \$75,000 is a diversity of citizenship case. In a diversity of citizenship case, no defendant may be a citizen of the same State as any plaintiff.

What is the basis for federal court jurisdiction? (check all that apply)

☒ Federal question

☐ Diversity of citizenship

Fill out the paragraphs in this section that apply to this case.

**A. If the Basis for Jurisdiction Is a Federal Question**

List the specific federal statutes, federal treaties, and/or provisions of the United States Constitution that are at issue in this case.

14 Amendment, 5<sup>th</sup> Amendment  
due process rights violated, I was  
refused entry to the Court, Home was Taken  
without allowing me to defend myself.

**B. If the Basis for Jurisdiction Is Diversity of Citizenship**

**1. The Plaintiff(s)**

**a. If the plaintiff is an individual**

The plaintiff, (name) SERENA A MAY is a citizen of the State of  
 (name) N.Y.

**b. If the plaintiff is a corporation**

The plaintiff, (name) SE, is incorporated under the  
 laws of the State of (name) \_\_\_\_\_, and has its  
 principal place of business in the State of (name) \_\_\_\_\_.

(If more than one plaintiff is named in the complaint, attach an additional page providing the same information for each additional plaintiff.)

**2. The Defendant(s)**

**a. If the defendant is an individual**

The defendant, (name) ALAN WEINREB, is a citizen of the State  
 of (name) New York. Or is a citizen of (foreign nation)  
 \_\_\_\_\_.

b. If the defendant is a corporation

The defendant, (name) Lance Margolin, is incorporated under the laws of the State of (name) New York, and has its principal place of business in the State of (name) \_\_\_\_\_ . Or is incorporated under the laws of (foreign nation) \_\_\_\_\_, and has its principal place of business in (name) Margoline and Weinreb Group

(If more than one defendant is named in the complaint, attach an additional page providing the same information for each additional defendant.)

3. The Amount in Controversy

\$ 44,000.00

The amount in controversy—the amount the plaintiff claims the defendant owes or the amount at stake—is more than \$75,000, not counting interest and costs of court, because (explain):

Defendant(s) went put name  
on deed and took out mortgage

### III. Statement of Claim

Write a short and plain statement of the claim. Do not make legal arguments. State as briefly as possible the facts showing that each plaintiff is entitled to the damages or other relief sought. State how each defendant was involved and what each defendant did that caused the plaintiff harm or violated the plaintiff's rights, including the dates and places of that involvement or conduct. If more than one claim is asserted, number each claim and write a short and plain statement of each claim in a separate paragraph. Attach additional pages if needed.

1st ~~Defende~~ The Defendant(s) TOOK property with court help, my due process was violated I was in Jail Held, Defendant Lance Margolin put in a Answering motion for Plaintiff plaintiff was in Jail, Federal court sent out notices to defendant(s) and counsel(s) to stay court proceedings, LANCE MARGOLIN WAS the defendant in a prior Lawsuite and was AWARE "plaintiff was in Jail.

Defendant(s) Alan Weinreb and Lance Margolin put in a Answering motion as though I was there then Clinton J. Guthrie arrested me in his court room

cont.

**IV. Relief**

State briefly and precisely what damages or other relief the plaintiff asks the court to order. Do not make legal arguments. Include any basis for claiming that the wrongs alleged are continuing at the present time. Include the amounts of any actual damages claimed for the acts alleged and the basis for these amounts. Include any punitive or exemplary damages claimed, the amounts, and the reasons you claim you are entitled to actual or punitive money damages.

Return my Home with Title return all  
position. Allow plaintiff to enter court  
Fight for her Home,  
Revoke all claims By defendant(s)  
\$60,000. Return

**V. Certification and Closing**

Under Federal Rule of Civil Procedure 11, by signing below, I certify to the best of my knowledge, information, and belief that this complaint: (1) is not being presented for an improper purpose, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation; (2) is supported by existing law or by a nonfrivolous argument for extending, modifying, or reversing existing law; (3) the factual contentions have evidentiary support or, if specifically so identified, will likely have evidentiary support after a reasonable opportunity for further investigation or discovery; and (4) the complaint otherwise complies with the requirements of Rule 11.

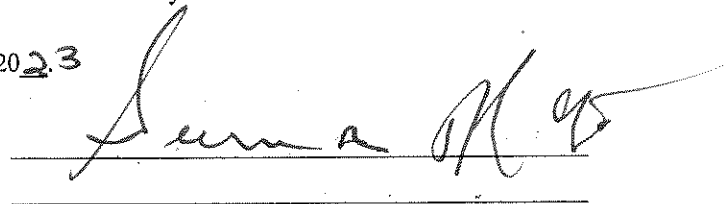
**A. For Parties Without an Attorney**

I agree to provide the Clerk's Office with any changes to my address where case-related papers may be served. I understand that my failure to keep a current address on file with the Clerk's Office may result in the dismissal of my case.

Date of signing: 2/16, 2023

Signature of Plaintiff

Printed Name of Plaintiff



24

Aug 2nd 2019 to stop me from defending myself. While in Jail, defendant(s) held A Bench Trial. Putting in answers with Counter claim. Plaintiff SERENA A. MAY was not present.

I have been denied entry for 7 years. The sheriff and Honor Clinton J. Gothrie Both sued plaintiff in 2019, both Guida JR. Edwards and Clinton J Gothrie, Allan Margolin Lane Wemreb went into my home today and removed all my possessions

The Civil Court would not let my file motions, denying. Supreme court held a hearing, without notifying me, without filing a appeal in 30 days. Just simply violated my due process right to trial, right to confront.

my memorandum of law is attached. Refusing to respect Tracy Fox no standing. Wrong name on eviction



# Exhibits

Supreme Court

1 summary of case

2 memorandum of Law

3 exhibit complaint to court

4 mod Hudson where I was  
being held

# 5 US Bank withdraw

# 6 order from Honor Bloom  
To STAY

7 # Home paid in full



27th  
exhibit

## **Certification**

**STATE OF NEW YORK, COUNTY OF QUEENS, SS:**

**I, Audrey I. Pheffer, County Clerk and Clerk of Supreme Court Queens County,**

**do hereby certify that on April 19, 2021 I have compared**

**the document attached hereto,**

**10623/2012 PAPER FILED MEMORANDUM REPORT AFTER TRIAL filed 9/29/2015  
page(s) 1-10.**

**with the originals filed in my office and the same is a correct transcript**

**therefrom and of the whole of such original in witness**

**whereto I have affixed my signature and seal.**



**AUDREY I. PHEFFER  
QUEENS COUNTY CLERK**

**FILED****SEP 29 2015****COUNTY CLERK  
QUEENS COUNTY**

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

-----X  
U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE HOLDERS OF THE FIRST  
FRANKLIN MORTGAGE LOAN TRUST  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2005-FF10,

Plaintiff,

Index No. 10623/2012

-against-

MEMORANDUM REPORT  
AFTER TRIAL

SERENA A. MAY a/k/a SERENA MAY,  
ENVIRONMENTAL CONTROL BOARD,  
"JOHN DOE #1-10" AND "JANE DOE #1-10",  
the names John Doe and Jane Doe being  
fictitious, their identities being unknown to the  
Plaintiffs, it being the intention of Plaintiff to  
designate any and all unknown persons, including,  
but not limited to the tenants, occupants, corporations,  
and judgment creditors, if any, holding or claiming  
some rights, title, interest or lien in or to the  
mortgaged premises herein,

BY: TRACY CATAPANO-FOX  
COURT ATTORNEY  
REFEREE

DATED: SEPTEMBER 11, 2015

Defendants.

-----X  
  
By order of the Honorable Martin Schulman, this matter was referred to me to hear and report  
all issues. I hereby make the following findings of essential fact which I deem established by the  
evidence and reach the following conclusions of law, for the review and determination of assigned  
Justice Oren Kitces.

Plaintiff commenced this action on May 18, 2012, for a judgment of foreclosure and sale due  
to defendant's default on a residential home mortgage and note for the property located at 167-38

109<sup>th</sup> Road, Jamaica, NY. The trial was held on April 13, 2015 and May 18, 2015, after which I render the following report.

### Findings of Fact

Plaintiff presented one witness, Gabriel Ruzzi, during trial. Mr. Ruzzi testified that he has been a bankruptcy and foreclosure specialist for Select Portfolio Servicing (hereinafter referred to as “SPS”) for three and one-half years. Mr. Ruzzi stated that SPS is plaintiff’s servicing company and attorney-in-fact, and presented a power of attorney dated October 17, 2008, admitted into evidence, from plaintiff to SPS. The power of attorney authorizes SPS to service the loan and represent the trust, and was recorded on July 28, 2010. Mr. Ruzzi presented the original note between defendant and First Franklin, A Division of Nat. City Bank of In., dated August 17, 2005, in the amount of \$304,000, on the residential property located at 167-38 109<sup>th</sup> Road, Jamaica, NY 11433. The terms of the note set forth a 7% adjustable interest rate for a 30-year term, with a 3 year interest only period. Mr. Ruzzi also presented the mortgage on the above mentioned property, recorded with the NYC Department of Finance, Office of the City Register on September 15, 2005. The mortgage was between defendant and First Franklin, signed by defendant on August 17, 2005, and notarized before recording.<sup>1</sup> Mr. Ruzzi testified that defendant’s loan is in default, and that there have been no payments made by defendant to plaintiff. Mr. Ruzzi presented a screen shot of SPS’s file that demonstrates the loan is in default. Mr. Ruzzi then presented the notice of default dated July 26, 2011, and the 90-day notice dated May 26, 2011, both of which were sent to defendant by SPS,

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<sup>1</sup>It is noted that during the trial, plaintiff presented a copy of the mortgage for admission as plaintiff’s exhibit #3 for identification only. However, plaintiff subsequently presented the original mortgage documents which were admitted into evidence as plaintiff’s exhibit #7.

and testified as to the mailing practices of SPS that resulted in these notices being mailed to defendant.

Defendant presented her own testimony as evidence during trial.<sup>2</sup> Defendant testified that she had a mortgage with Bank of America on the above-mentioned property in the amount of \$304,000. She presented a letter from Bank of America, dated August 2, 2011, stating that effective October 1, 2008, the loan with account number 23511736, on the above-mentioned property, was paid in full. However, defendant presented no evidence that she possessed a loan on the above property with Bank of America, other than the letter. Defendant stated that she began receiving calls from SPS seeking payment of the mortgage, but she had no knowledge nor received any documents from SPS indicating that they were servicing her home loan. Defendant contacted Bank of America, who suggested she seek a validation of debt from SPS to support its claim. Defendant repeatedly requested the validation of debt, but did not receive it from SPS. Instead, SPS sent her a letter stating that it was looking into her request and would respond to her issues. However, defendant received no response and no confirmation that SPS was authorized to collect on a mortgage. Defendant also presented a wire transfer from the law firm of Lowenthal and Kaufman to Bank of America in the amount of \$305,000, which referenced defendant's name and the date of transfer of

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<sup>2</sup>Defendant sought an adjournment in order to obtain subpoenas for witnesses to testify from plaintiff's prior law firm and from the U.S. Securities and Exchange Commission. No other witnesses were called, but defendant obtained a judicial subpoena calling for plaintiff's trial counsel Kenneth Flickinger to testify. At one point, defendant sought the testimony of attorney Lowenthal, who defendant alleged improperly transferred funds by wire, but Mr. Lowenthal did not appear in court. Plaintiff's counsel moved to quash the subpoena for his testimony, arguing that he is not a fact witness and was not given an opportunity to argue against the issuance of the subpoena. Defendant failed to present sufficient grounds to warrant Mr. Flickinger to be called as a witness, and at some point in the trial, there appears to be confusion with regard to the discussion of Mr. Lowenthal or Mr. Flickinger. However, the referee clearly intended to state that Mr. Flickinger would not have to testify and granted plaintiff's motion to quash.

funds as August 22, 2005. Defendant stated that she is not familiar with Mr. Lowenthal and did not authorize a wire transfer. Defendant also testified that plaintiff's subsequent law firm mailed documents to her by US Postal Services, but that the package was stolen and removed by Federal Express. She further stated that she contacted a title company, who performed a search on her property but did not find any liens or loans on the above property. Finally, defendant presented for admission into evidence a pooling and servicing agreement dated October 1, 2005, from the U.S. Securities and Exchange Commission, titled First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-FF10. Defendant alleges that her loan was bought and incorporated into this pooling and servicing agreement, as indicated in the caption of this case under plaintiff's name. Defendant testified that she is unfamiliar with SPS or US Bank, and never had a loan with either of them. She maintained that her sole mortgage on the property was with Bank of America, and that said loan was paid off according to Bank of America. She stated that she made numerous attempts to obtain a validation of debt from plaintiff and SPS, but to no avail.

While they were not admitted into evidence, the referee takes notice that the pleadings were filed with the County Clerk's Office, and there were three substantive court orders in this matter. By court order dated May 17, 2013, the case was released from the foreclosure settlement conference part, because defendant indicated her intent to litigate this matter. By court order of the Honorable Oren Kitzes, dated May 14, 2014, defendant's motion to dismiss for lack of standing was denied, and Judge Kitzes determined that plaintiff proved it was the holder of the note endorsed in blank. Finally, by court order of Judge Kitzes dated February 25, 2015, defendant's motion for sanctions and contempt was denied and discovery was closed.

Upon the conclusion of evidence, defendant moved to dismiss plaintiff's Complaint for lack

of standing and fraud upon the court, as well as conspiracy, tampering with the transcript, fraud in the factum, mail fraud and wire fraud. Defendant objected to the trial being heard by a referee rather than a Supreme Court justice. Defendant alleges fraud on the court because she argues that MERS cannot file foreclosure cases in New York, and that there is no proof the note in question was transferred to SPS or assigned by Fannie Mae. Defendant also argues that the July 28, 2010, power of attorney from US Bank to SPS is illegal because the originator is no longer in business. Further, defendant argues that plaintiff's witness Mr. Ruzzi's testimony should be stricken, because he had no license as a bankruptcy or foreclosure specialist and that he did not work for SPS when the note was originated. Defendant argues that her home loan was held by Bank of America, who notified her by letter dated August 2, 2011, that the loan was paid in full. Defendant does not claim that she paid the loan in full, but that Bank of America declared the loan satisfied, and therefore any claim by plaintiff is fake and fraudulent. Defendant argues that all of the mortgage recordings in the NYC Department of Finance Register's Office are fake and fraudulent. She repeatedly asked plaintiff for a validation of debt, which plaintiff refused to provide. Plaintiff's wire funding sheet which transferred \$305,000 is improper, as it was made without defendant's consent. Further, defendant argues that the pooling and servicing agreement does not allow plaintiff as trustee to foreclose on the note. She states that the pooling and servicing agreement converted the loan from UCC 9 to UCC 3, then former Secretary of the Treasury Hank Paulson converted it to UCC 9, and based upon Article 2 and 8 of the pooling and servicing agreement, the investors gave up all rights to foreclose on the included mortgages in order to collect dividends on the investment. Finally, defendant argues that she should have been permitted to call Steven Lowenthal, who improperly transferred funds by wire in her name. She also argues that she should have been able to question plaintiff's trial counsel

Kenneth Flickinger, as she obtained a subpoena from the Honorable Jeremy S. Weinstein seeking his appearance. Based upon the above, defendant argues this matter should be dismissed.

Plaintiff opposed defendant's motion and seeks a judgment in its favor, striking defendant's Answer and for a referee to be appointed to compute. Plaintiff argued that the issue of standing was previously determined in plaintiff's favor by court order of the Honorable Oren Kitzes, dated May 14, 2014, and therefore defendant cannot reargue plaintiff's standing to proceed. Defendant never presented proof of her requests for validation of the debt, only a letter from plaintiff purportedly responding to issues presented by defendant at some unknown date. Plaintiff also argues it that met its burden of proving defendant defaulted on her mortgage, and that plaintiff provided all applicable notices to defendant before seeking a judgment of foreclosure. Plaintiff finally argues that defendant failed to prove the loan was satisfied, as the letter from Bank of America does not reference the specific loan, agreement, or amount in dispute. Plaintiff also is not required to validate the debt, and defendant's documentary evidence does not prove the note and mortgage were canceled upon securitization. Finally, plaintiff seeks a contempt hearing to address the unprofessional communications made by defendant to plaintiff prior to the first day of trial by telephone. Therefore, plaintiff argues that defendant's motion to dismiss should be denied and plaintiff is entitled to a judgment in its favor.

#### Conclusions of Law

For plaintiff to present a prima facie proof of entitlement to judgment as a matter of law, it must present the mortgage and unpaid note, and evidence of defendant's default. (*See Loancare v. Firshing*, 2015 NY Slip Op. 06118 [2<sup>nd</sup> Dept. 7/15/2015].) A plaintiff may demonstrate that it is the



holder or assignee of the note by showing either a written assignment of the note or the physical delivery of the note. (*HSBC Bank USA, N.A. v. Roumiantseva*, 2015 NY Slip Op. 06315 [2<sup>nd</sup> Dept. 7/29/2015].) Physical delivery of the note to the plaintiff by its owner prior to the commencement of the action may, in some circumstances, be sufficient to transfer the mortgage obligation and create standing to foreclose. (*Aurora Loan Servs, LLC v. Taylor*, 25 NY3d 355 [2015].) However, transfer of the mortgage without the debt is a nullity, and no interest is acquired by it because the mortgage is merely security for the debt or obligation and cannot exist independently of the debt or obligation. (*See id.*; *Bank of N.Y. v. Silverberg*, 86 AD3d 274 [2<sup>nd</sup> Dept. 2011].)

The facts of this case are very similar to that in *Aurora v. Taylor*, *supra*. In that case, Deutsche Bank was the trustee of a pooling and servicing agreement, of which the defendant Taylors' loan was included. Deutsche Bank gave Aurora a limited power of attorney to execute documents related to loan modification and foreclosure. As trustee, Deutsche Bank became the owner of the note through an allonge indorsing the note to Deutsche Bank, in accordance with the pooling and servicing agreement. The allonge showed the chain of ownership from the originating mortgagee through indorsements ultimately leading to Deutsche Bank. However, defendants argued that plaintiff did not have proper standing to commence the foreclosure action.

The Court of Appeals in *Taylor* found that Aurora had standing to foreclose because it presented the pooling and servicing agreement authorizing Deutsche Bank as the lawful owner of the note, and the limited power of attorney from Deutsche Bank as trustee authorizing Aurora to foreclose on the trust's behalf. Further, Aurora presented an affidavit from someone with personal knowledge stating the date in which it took possession of the note, and affirmed it was prior to the commencement of the action. For those reasons, the Court affirmed the determination that plaintiff

had standing to foreclose.

These facts differ sharply from those presented in the current matter. At trial, plaintiff submitted a power of attorney authorizing SPS to act as attorney-in-fact for US Bank. However, plaintiff never presented testimony or documentary evidence to support its claim that it was in possession of the note prior to the commencement of the action. (*See Flagstar Bank, FSB v. Anderson*, 129 AD3d 665 [2<sup>nd</sup> Dept. 6/3/2015].) While Mr. Ruzzi testified that SPS was in possession of the original note signed by defendant, he failed to provide any testimony as to when or how said note came into SPS' possession. He also failed to delineate the chain of title of the note from First Franklin to US Bank, and ultimately SPS. Further, while the power of attorney references the authority provided to SPS in accordance with the pooling and servicing agreement, Mr. Ruzzi testified he had no knowledge of this agreement and could not explain its relevance to this action.

Now, plaintiff may argue that the issue of standing had been resolved by a prior court order issued by Judge Kitizes, and therefore it did not have to establish its legal authority to foreclose. However, Judge Kitizes merely determined that plaintiff possessed the note at the commencement of the action, based upon the paperwork submitted in opposition to defendant's motion to dismiss. Plaintiff did not make a summary judgment motion nor did it seek an order of reference, asking for a determination by the court that it had prima facie proof of entitlement to judgment. Judge Kitizes' decision did not determine as a matter of law whether plaintiff satisfied its burden of proof for judgment. In this matter, while plaintiff was able to admit into evidence the original note and mortgage, it did not provide any testimony or evidence to explain how the loan transferred from the original mortgagee to US Bank. It also failed to present testimony to demonstrate that defendant's loan was subject to the pooling and servicing agreement, which Mr. Ruzzi had no knowledge of, yet

is clearly indicated in the caption as the plaintiff in this matter for whom he testified.

It is also noted that attached to plaintiff's Summons and Complaint were exhibits that included assignments of the mortgage from First Franklin to First Franklin Financial Corporation, and then from First Franklin Financial Corporation to US Bank National Association, as trustee. Defendant repeatedly and vociferously denied obtaining a loan through plaintiff, and insisted her loan was with Bank of America. While she failed to present any evidence that her mortgage was held by Bank of America, the letter provided from Bank of America raised a sufficient defense that warranted plaintiff's presenting evidence that it was the proper holder of the note and mortgage. However, there were no assignments admitted during trial or incorporated into the pleadings that assigned the note from First Franklin to either First Franklin Financial Corporation or US Bank National Association. Without competent, admissible proof that the note was assigned, mere possession of the original note is insufficient to meet plaintiff's prima facie burden of proof at trial.

Further, while the notice of pendency states that the original mortgage was assigned by First Franklin to First Franklin Financial Corporation on December 2, 2005, and recorded on June 6, 2006, the assignment of mortgage was not presented during the trial or admitted into evidence. Further, the notice of pendency states that the mortgage was further assigned from First Franklin Financial Corporation to US Bank National Association, as trustees for the holder of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-FF10, on November 14, 2011, and recorded on January 26, 2012. However, these assignments of mortgage were not presented during the trial or admitted into evidence. Even assuming they were properly admitted as part of the notice of pendency and Complaint, it is the note, and not the mortgage, that is the dispositive instrument that conveys standing to foreclosure under New York law. (*See Taylor*, 25



LT-050111-19/QU (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS vs. (R) SERENA A. MAY

08/26/2019 Warrant (Original Issuance), Seq A, Judgment Seq 1, Ordering Judge: Maria Ressos, Issued/Signed Date: 10/25/2019, Issuance: Stayed - Stip/Order, Execution: Stayed - Stip/Order, Earliest Execution Date: 09/06/2019, Enforcement Agency: Marshal of the City of New York, Enforcement Officer: Guida Jr., Edward F.

08/26/2019 Judgment with Possession (Inquest), Seq 1, Filed Date: 08/26/2019, Total Judgment: \$.00, Entered Date: 08/26/2019, Status: Entered (08/26/2019), Creditor(s): (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS, Debtor(s): (R) "Jane" "Does"; (R) "John" "Does"; (R) MS. MAY; (R) SERENA A. MAY

10/22/2019 Marshal's Request for Warrant, Reviewed Date: 10/25/2019, Enforcement Agency: Marshal of the City of New York, Enforcement Officer: Guida Jr., Edward F.

02/17/2022 Ordered to Proceed as E-Filed Case, Filed By: (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS

03/28/2022 Motion (General), Seq 1, Court Date(s): 08/03/2022; 07/14/2022; 06/07/2022, Filed By: (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS, Relief: Enforce, Status: Decided (09/16/2022, Granted to Extent per Order, Enedina Pilar Sanchez)

04/01/2022 Miscellaneous - NOTICE OF MOTION FILED, Filed By: (R) SERENA A. MAY

09/16/2022 Decision From Judge - Motion Seq. 1 Granted A/P/O

09/23/2022 Motion (Order to Show Cause), Seq 2, Court Date(s): 12/05/2022; 11/02/2022; 10/13/2022, Filed By: (R) SERENA A. MAY, Relief: Restore to Calendar, Status: Decided (10/12/2023, Denied, Enedina Pilar Sanchez)

11/15/2022 Answer Filed (Self Represented), Written, Filed By: (R) SERENA A. MAY

10/12/2023 Decision From Judge

10/20/2023 Phone or In Person Communication

11/13/2023 Motion (Order to Show Cause), Seq 3, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Filed (11/13/2023, Withdrawn, Clinton J. Guthrie)

11/16/2023 Motion (Order to Show Cause), Seq 4, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Filed (11/16/2023, OSC Denied - No Calendar Date, Clinton J. Guthrie)

11/16/2023 Motion (Order to Show Cause), Seq 5, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Filed (11/16/2023, OSC Denied - No Calendar Date, Clinton J. Guthrie)

11/17/2023 Motion (Order to Show Cause), Seq 6, Court Date(s): 11/27/2023, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Decided (11/27/2023, Granted to Extent per Order, Clinton J. Guthrie)

11/29/2023 Motion (General), Seq 7, Court Date(s): 01/17/2024; 01/03/2024, Filed By: (R) SERENA A. MAY, Relief: Request for Recusal, Status: Decided (01/17/2024, Denied, Clinton J. Guthrie)

01/17/2024 Motion (Order to Show Cause), Seq 8, Filed By: (R) SERENA A. MAY, Relief: Restore to Calendar, Status: Decided (01/17/2024, OSC Denied - No Calendar Date, Clinton J. Guthrie)

01/22/2024 Motion (Order to Show Cause), Seq 9, Filed By: (R) SERENA A. MAY, Relief: Restore to Calendar, Status: Decided (01/22/2024, OSC Denied - No Calendar Date, Clinton J. Guthrie)

01/25/2024 Motion (Order to Show Cause), Seq 10, Filed By: (R) SERENA A. MAY, Relief: Vacate Judgment - Failure to Appear, Status: Filed (01/25/2024, OSC Denied - No Calendar Date, Clifton A. Nembhard)

01/26/2024 Motion (Order to Show Cause), Seq 11, Filed By: (R) SERENA A. MAY, Relief: Dismiss, Status: Filed

01/26/2024 Motion (Order to Show Cause), Seq 12, Filed By: (R) SERENA A. MAY, Relief: Dismiss, Status: Filed (01/26/2024, OSC Denied - No Calendar Date, Clifton A. Nembhard)

**APPEARANCE ACTIVITY**

01/23/2019 Part A - UA, Judge: Lydia C. Lai, Purpose: For All Purposes, Outcome(s): Adjourned: 02/13/2019

This report reflects information recorded as of 02/07/2024 02:54 PM. Users should verify the accuracy of information by consulting original court records or sources. The Unified Court System is not responsible for consequential use of this data.

LT-050111-19/QU (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS vs. (R) SERENA A. MAY

02/13/2019	Part A - UA, Judge: Lydia C. Lai, Purpose: For All Purposes, Outcome(s): Adjourned: 03/22/2019
03/22/2019	Part A, Judge: Clinton J. Guthrie, Purpose: For All Purposes, Outcome(s): Adjourned: 05/17/2019
05/17/2019	Part A, Judge: Clinton J. Guthrie, Purpose: For All Purposes, Outcome(s): Adjourned: 07/02/2019
07/02/2019	Part X, Judge: John S. Lansden, Purpose: Trial: Bench, Outcome(s): Rescheduled: 07/02/2019
07/02/2019	Part Q, Judge: Joel R. Kullas, Purpose: Trial: Bench, Outcome(s): Adjourned: 08/02/2019
07/02/2019	Part A, Judge: Clinton J. Guthrie, Purpose: For All Purposes, Outcome(s): Rescheduled: 07/02/2019
08/02/2019	Part Q, Judge: Joel R. Kullas, Purpose: Trial: Bench, Outcome(s): Rescheduled: 08/02/2019
08/02/2019	Part P, Judge: John S. Lansden, Purpose: Trial: Bench, Outcome(s): Adjourned: 08/26/2019
08/26/2019	Part P, Judge: John S. Lansden, Purpose: Trial: Bench, Outcome(s): Rescheduled: 08/26/2019
08/26/2019	Part O, Judge: Maria Ressos, Purpose: Trial: Bench, Outcome(s): Judgment with Possession, with Warrant, Issuance Stayed per Stipulation/Order, Execution Stayed per Stipulation/Order, Earliest Execution Date 09/06/2019 (based on Inquest)
06/07/2022	Part HMP, Judge: Jeannine B. Kuzniewski, Purpose: Motion (1) - Enforce, Outcome(s): Adjourned: 07/14/2022
07/14/2022	Part O, Purpose: Motion (1) - Enforce, Outcome(s): Rescheduled: 08/03/2022
08/03/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (1) - Enforce, Outcome(s): Submitted
10/13/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (2) - Restore to Calendar, Outcome(s): Adjourned: 11/02/2022
11/02/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (2) - Restore to Calendar, Outcome(s): Adjourned: 12/05/2022
12/05/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (2) - Restore to Calendar, Outcome(s): Reserved Decision
11/27/2023	Part O, Judge: Clinton J. Guthrie, Purpose: Motion (6) - Stay Eviction, Outcome(s): Granted to Extent per Order
01/03/2024	Part O, Judge: Clinton J. Guthrie, Purpose: Motion (7) - Request for Recusal, Outcome(s): Rescheduled: 01/17/2024
01/17/2024	Part O, Judge: Clinton J. Guthrie, Purpose: Motion (7) - Request for Recusal, Outcome(s): Denied



10623 / 2012

Opened: 5/18/2012 Type: Mortgage Foreclosure

US BANK NATIONAL ASSOCIATION AS TRUSTEE..... vs. MAY, SERENA A. A/K/A SERENA MAY, ENVIRONMENTAL CONTROL BOARD

Atty: DOONAN, GRAVES &amp; LONGORIA LLC Atty:

Filed	Actions	RecRoom
10/11/2022	▣ AFFTS, UNSIGNED ORDER TO SHOW CAUSE-JUDGES MEMO SEQUENCE #9	10/11/2022
9/27/2022	ORDER TO SHOW CAUSE N/F	9/27/2022
1/14/2021	▣ COPY OF ORDER W/NOTICE OF ENTRY WITH AFFT OF SVC	1/14/2021
11/4/2019	▣ COPY OF ORDER W/NOTICE OF ENTRY WITH AFFT OF SVC	11/4/2019
5/22/2019	▣ NOTICE OF APPEAL, COPY FORWARDED TO APP. DIV. - CI	5/22/2019
12/18/2018	▣ MEMO DECISION MOTION SEQUENCE #7	12/18/2018
12/18/2018	▣ AFFTS, NOTICE OF MOTION	12/18/2018
12/4/2018	▣ COPY OF ORDER W/NOTICE OF ENTRY WITH AFFT OF SVC	12/4/2018
12/3/2018	▣ AFFTS, UNSIGNED ORDER TO SHOW CAUSE-JUDGES MEMO SEQUENCE #8	12/3/2018
11/13/2018	ORDER TO SHOW CAUSE N/F	11/4/2019
7/20/2018	AFFTS, NOTICE OF MOTION FEE PAID	11/4/2019
7/20/2018	▣ AFFIDAVIT OF SERVICE	7/20/2018
6/27/2018	▣ REFEREES REPORT OF SALE	6/27/2018
5/21/2018	▣ AFFIDAVIT OF PUBLICATION	5/21/2018
4/11/2018	▣ PAPER FILED - MEMORANDUM AFTER TRIAL	4/11/2018
4/4/2018	▣ RECEIVED PAPERS	4/4/2018
4/4/2018	▣ AFFTS, NOTICE OF MOTION SEQUENCE #6	4/4/2018
4/4/2018	▣ ORDER SIGNED SEQUENCE #6	4/4/2018
1/22/2018	▣ COPY OF JGT W/ NOTICE OF ENTRY W/ AFFT OF SERVICE	1/22/2018
1/2/2018	▣ JUDGMENT OF FORECLOSURE AND SALE - COSTS OF PLAINTIFF WAIVED [SEQ NO. 5]	1/2/2018
9/14/2017	AFFTS, NOTICE OF MOTION FEE PAID	11/4/2019
6/8/2017	▣ AFFTS, NOTICE OF MOTION SEQUENCE #5	6/8/2017
6/8/2017	▣ ORDER SIGNED SEQUENCE #5	6/8/2017
6/8/2017	▣ RECEIVED PAPERS	6/8/2017
6/8/2017	▣ AFFIDAVIT OF SERVICE	6/8/2017
2/2/2017	▣ AFFIDAVIT OF SERVICE	2/2/2017
1/13/2017	▣ LIS PENDENS B 10187 L 14	1/17/2017
1/10/2017	AFFTS, NOTICE OF MOTION FEE PAID	1/10/2017
11/22/2016	▣ PAPER FILED - REFEREE'S REPORT OF AMOUNT DUE	11/23/2016
11/22/2016	▣ PAPER FILED - REFEREE'S OATH	11/22/2016
8/12/2016	▣ COPY OF ORDER W/NOTICE OF ENTRY WITH AFFT OF SVC	8/12/2016
6/16/2016	▣ AFFTS, ORDER (REFERENCE & AMENDMENT) - SEQ. # 4	6/16/2016
5/10/2016	▣ RECEIVED PAPERS	5/10/2016
5/10/2016	▣ AFFTS, NOTICE OF MOTION	5/10/2016
5/10/2016	▣ ORDER SIGNED	5/10/2016
3/25/2016	AFFTS, NOTICE OF MOTION FEE PAID	1/10/2017
10/13/2015	▣ RECEIVED PAPERS	10/13/2015
9/29/2015	▣ PAPER FILED MEMORANDUM REPORT AFTER TRIAL	9/29/2015
8/21/2015	▣ MINUTES	8/21/2015
7/20/2015	▣ PAPER FILED - RESPONSE TO HEARING	7/20/2015
7/20/2015	AFFTS, NOTICE OF MOTION, N/F	7/20/2015
7/17/2015	▣ PAPER FILED - AFFTS	7/17/2015
3/6/2015	▣ ORDER SIGNED	3/6/2015
3/6/2015	▣ AFFTS, NOTICE OF MOTION	3/6/2015
3/6/2015	▣ AFFIRMATION IN OPPOSITION	3/6/2015
3/6/2015	▣ AFFTS, NOTICE OF MOTION	3/6/2015
3/6/2015	▣ RECEIVED PAPERS	3/6/2015
1/20/2015	▣ RECEIVED PAPERS	1/20/2015

No Appeal  
Filed.



12/11/2014	FILED - REPLY AFFIDAVIT	12/11/2014
11/25/2014	AFFIDAVIT OF SERVICE	11/25/2014
11/6/2014	AFFTS, NOTICE OF MOTION FEE PAID	7/20/2015
9/23/2014	AFFTS, NOTICE OF MOTION, N/F	9/23/2014
9/8/2014	ANSWER	9/8/2014
8/28/2014	AFFIDAVIT OF SERVICE	8/28/2014
6/19/2014	SUBSTITUTION OF ATTORNEY	6/19/2014
6/19/2014	COPY OF ORDER W/NOTICE OF ENTRY WITH AFFT OF SVC	6/19/2014
6/6/2014	PAPER FILED NOTICE OF ENTRY OF SHORT FORM ORDER	6/6/2014
5/22/2014	AFFTS, NOTICE OF MOTION	5/22/2014
5/22/2014	AFFTS, NOTICE OF MOTION	5/22/2014
5/22/2014	AFFIRMATION IN OPPOSITION	5/22/2014
5/22/2014	ORDER SIGNED	5/22/2014
3/17/2014	ORDER SIGNED POOR PERSON	3/17/2014
3/17/2014	AFFTS, NOTICE OF MOTION, N/F	3/17/2014
3/5/2014	ANSWER	3/5/2014
3/4/2014	NOTE OF ISSUE/CERTIFICATE OF READINESS	3/7/2014
11/8/2013	COMPLIANCE CONFERENCE ORDER	11/8/2013
10/8/2013	AFFIRMATION	10/8/2013
8/2/2013	PRELIMINARY CONFERENCE ORDER	8/2/2013
7/15/2013	BILL OF PARTICULAR	7/15/2013
6/10/2013	ORDER SIGNED	6/10/2013
5/16/2013	ANSWER , COUNTERCLAIM	5/16/2013
4/4/2013	LETTER	4/4/2013
3/22/2013	RESPONSE	3/22/2013
3/14/2013	REQUEST FOR JUDICIAL INTERVENTION	3/19/2013
12/4/2012	AFFIRMATION	12/4/2012
7/17/2012	RECEIVED PAPERS	7/17/2012
6/4/2012	AFFIDAVIT OF SERVICE	6/4/2012
5/30/2012	AFFIDAVIT OF SERVICE	5/30/2012
5/29/2012	ANSWER	5/29/2012
5/18/2012	LIS PENDENS B 10187 L 14	5/21/2012
5/18/2012	SUMMONS & VERIFIED COMPLAINT	5/21/2012

Total: 81

3<sup>TH</sup>  
 YOUR Clerks In Room are responsible  
 for all the Fake Foreclosure evictions,  
 they molested and kidnapped "SERENA MAY"

Took me to Eastchester County,  
 Exhibit (1) Judge said "he was ashamed  
 of your clerk(s)! they are writting  
 bogus motion(s)" SERENA MAY WAS IN JAIL  
 when Judge and proceeding where  
Taking place "Violation of due process

court and Judge have all proof of  
 FRAUD for profit (Federal court, has case)  
 SERENA A. MAY is my NAME NOT  
 SERENE MAY (tampering)

Honor Hershey LORD Discharged  
 Chapter 7, (U.S. BANK withdrew)

PLATE #  
1581

TRYING TO break in  
my Home, IS this John and  
his SUPERVISOR, FINANCE department  
say " they don't know either

YOUR COURT has a order A  
LADY, PLAINTIFF seen her in  
Court, need to file a UCC/  
and enjoin her in the Federal  
Court. Honor Lois Bloom.

Thank you and Love a

Jerens May

PLEASE CEASE FROM MY  
PROPERTY 16738 109 RD  
JAMAICA New York 11433

Form 324 1/85, 4/03, 1/11, 3/11, 10/13, 03/14

OMH - PHI

FILE IN SECTION I

State of New York  
Office of Mental Health**Record System Notification**

(Patient Resource System)

**MID-HUDSON FORENSIC PSYCHIATRIC CENTER**

Article 6-A of the Public Officers Law, entitled the Personal Protection Law, requires that you be notified of the following information which will be maintained in a record system that is collected from you.

Section 43.05 of the Mental Hygiene Law grants the Commissioner of Mental Health or an authorized representative the authority to conduct a financial investigation on a person who applies for the reduction or waiver of fees on the ground of inability to pay.

Financial information is on file in a case record at the Patient Resource Office. The maintenance of a Patient Resource record system allows the Office of Mental Health to carry out the following activities:

- Determine to what extent the patient and/or his/her liable relatives should be charged for services;
- Bill Medicare and/or other third party payers;
- Enroll a patient in the Medical Assistance (Medicaid) Program;
- Develop any benefits to which the patient may be entitled;
- Protect the patient's income and assets while he/she is an inpatient in an Office of Mental Health psychiatric center.

While failure to provide requested personal information will not jeopardize ability to receive treatment, the Office of Mental Health does have the authority to initiate court proceedings to compel disclosure of this information.

If you have any questions, please contact the Patient Resource Agent, who is responsible for the maintenance of these records.

Lochiel Phillips, Senior Agent  
DEPARTMENT OF PATIENT RESOURCES  
NYS-OMH FINANCE 1<sup>ST</sup> FLOOR  
44 Holland Avenue  
Albany, NY 12229

MAY, Serena  
Patient's Name (Print)

*Serena May*  
Patient's Signature

8/2/22  
DATE/TIME

**THIS NOTICE DESCRIBES HOW INDIVIDUALLY IDENTIFIABLE HEALTH INFORMATION ABOUT YOU MAY BE USED AND DISCLOSED AND HOW YOU CAN GET ACCESS TO THIS INFORMATION. PLEASE REVIEW IT CAREFULLY.**

57  
Exhibit 32#



**SHELDON MAY  
& ASSOCIATES, P.C.**

*Now you're assured.*

Ted Eric May, Esq.

MEMBER OF NEW YORK, NEW JERSEY, PENNSYLVANIA, FLORIDA AND D.C. BAR

March 9, 2020

Honorable Nancy Hershey Lord  
US Bankruptcy Court  
Eastern District of New York

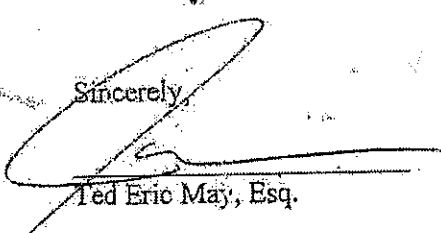
Re: Serena Antoinette May  
Case No: 19-46761  
Our File No.: 36900

Dear Honorable Nancy Hershey Lord,

Our Office represents US Bank National Association. We filed a Proof of Claim on January 17, 2020, Claim Number 3. We would like to withdraw the claim.

Thank you for your attention to this matter.

Sincerely,



Ted Eric May, Esq.

CC: Serena A May  
167-38 109 Road  
Jamaica, NY 11433

Marianne DeRosa, Trustee  
100 Jericho Quadrangle Suite 127  
Jericho, NY 11753

**CASE SUMMARY**

Court: Queens County Civil Court  
Index Number: LT-050111-19/QU  
  
Case Type: Landlord and Tenant  
Filed Date: 01/03/2019  
Property Type: Residential  
Classification: Holdover  
Specialty Designation(s): E-Filed; Foreclosure; UA ZIP  
Status: Post Disposition  
  
Disposed Date: 08/26/2019  
Disposed Reason: Judgment with Possession, with Warrant, Issuance Stayed per  
Stipulation/Order, Execution Stayed per Stipulation/Order,  
Earliest Execution Date 09/06/2019

Petitioner(s):  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN  
TRUST, MORTGAGE PASS THROUGH CERTIFICATES,  
SERIES 2005-FF10

vs.

Respondent(s):  
SERENA A. MAY AKA SERENE MAY;  
MS. MAY FIRST NAME REFUSED;  
"John" "Does";  
"Jane" "Does"

Cause(s) of Action: Holdover

Property Address(es): 167-38 109TH RD, Jamaica, NY 11433-

- (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS  
THE MARGOLIN & WEINREB LAW GROUP, LLP - 165 EILEEN WAY, Syosset, NY 11791, (516) 921-3838
- (R) SERENA A. MAY - 167-38 109TH RD, Jamaica, NY 11433
- (R) MS. MAY - 167-38 109TH RD, Jamaica, NY 11433
- (R) "John" "Does" - 167-38 109th Rd., Jamaica, NY 11433
- (R) "Jane" "Does" - 167-38 109th Rd., Jamaica, NY 11433

**PAPERS RECORDED**

01/03/2019 Petition by Attorney, Filed By: (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS  
01/29/2019 Answer Filed (Self Represented), Written, Filed By: (R) SERENA A. MAY ✓  
01/29/2019 ~~NOT~~ Counterclaim Filed, Filed By: (R) MS. MAY; (R) SERENA A. MAY  
08/08/2019 Miscellaneous - correspondence including papers from appellate court  
08/26/2019 Decision, Seq 1, Result of: Courtroom, Judge/Arbitrator: Maria Ressos, Decision/Award: Judgment and/or Warrant

NOT BY SERENA MAY

LT-050111-19/QU (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS vs. (R) SERENA A. MAY

08/26/2019 Warrant (Original Issuance), Seq A, Judgment Seq 1, Ordering Judge: Maria Ressos, Issued/Signed Date: 10/25/2019, Issuance: Stayed - Stip/Order, Execution: Stayed - Stip/Order, Earliest Execution Date: 09/06/2019, Enforcement Agency: Marshal of the City of New York, Enforcement Officer: Guida Jr., Edward F.

08/26/2019 Judgment with Possession (Inquest), Seq 1, Filed Date: 08/26/2019, Total Judgment: \$.00, Entered Date: 08/26/2019, Status: Entered (08/26/2019), Creditor(s): (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS, Debtor(s): (R) "Jane" "Does"; (R) "John" "Does"; (R) MS. MAY; (R) SERENA A. MAY

10/22/2019 Marshal's Request for Warrant, Reviewed Date: 10/25/2019, Enforcement Agency: Marshal of the City of New York, Enforcement Officer: Guida Jr., Edward F.

02/17/2022 Ordered to Proceed as E-Filed Case, Filed By: (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS

03/28/2022 Motion (General), Seq 1, Court Date(s): 08/03/2022; 07/14/2022; 06/07/2022, Filed By: (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS, Relief: Enforce, Status: Decided (09/16/2022, Granted to Extent per Order, Enedina Pilar Sanchez)

04/01/2022 Miscellaneous - NOTICE OF MOTION FILED, Filed By: (R) SERENA A. MAY

09/16/2022 Decision From Judge - Motion Seq. 1 Granted A/P/O

09/23/2022 Motion (Order to Show Cause), Seq 2, Court Date(s): 12/05/2022; 11/02/2022; 10/13/2022, Filed By: (R) SERENA A. MAY, Relief: Restore to Calendar, Status: Decided (10/12/2023, Denied, Enedina Pilar Sanchez)

11/15/2022 Answer Filed (Self Represented), Written, Filed By: (R) SERENA A. MAY

10/12/2023 Decision From Judge

10/20/2023 Phone or In Person Communication

11/13/2023 Motion (Order to Show Cause), Seq 3, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Filed (11/13/2023, Withdrawn, Clinton J. Guthrie)

11/16/2023 Motion (Order to Show Cause), Seq 4, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Filed (11/16/2023, OSC Denied - No Calendar Date, Clinton J. Guthrie)

11/16/2023 Motion (Order to Show Cause), Seq 5, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Filed (11/16/2023, OSC Denied - No Calendar Date, Clinton J. Guthrie)

11/17/2023 Motion (Order to Show Cause), Seq 6, Court Date(s): 11/27/2023, Filed By: (R) SERENA A. MAY, Relief: Stay Eviction, Status: Decided (11/27/2023, Granted to Extent per Order, Clinton J. Guthrie)

11/29/2023 Motion (General), Seq 7, Court Date(s): 01/17/2024; 01/03/2024, Filed By: (R) SERENA A. MAY, Relief: Request for Recusal, Status: Decided (01/17/2024, Denied, Clinton J. Guthrie)

01/17/2024 Motion (Order to Show Cause), Seq 8, Filed By: (R) SERENA A. MAY, Relief: Restore to Calendar, Status: Decided (01/17/2024, OSC Denied - No Calendar Date, Clinton J. Guthrie)

01/22/2024 Motion (Order to Show Cause), Seq 9, Filed By: (R) SERENA A. MAY, Relief: Restore to Calendar, Status: Decided (01/22/2024, OSC Denied - No Calendar Date, Clinton J. Guthrie)

**APPEARANCE ACTIVITY**

01/23/2019 Part A - UA, Judge: Lydia C. Lai, Purpose: For All Purposes, Outcome(s): Adjourned: 02/13/2019

02/13/2019 Part A - UA, Judge: Lydia C. Lai, Purpose: For All Purposes, Outcome(s): Adjourned: 03/22/2019

03/22/2019 Part A, Judge: Clinton J. Guthrie, Purpose: For All Purposes, Outcome(s): Adjourned: 05/17/2019

05/17/2019 Part A, Judge: Clinton J. Guthrie, Purpose: For All Purposes, Outcome(s): Adjourned: 07/02/2019 —

07/02/2019 Part X, Judge: John S. Lansden, Purpose: Trial: Bench, Outcome(s): Rescheduled: 07/02/2019

This report reflects information recorded as of 01/23/2024 02:38 PM. Users should verify the accuracy of information by consulting original court records or sources. The Unified Court System is not responsible for consequential use of this data.



LT-050111-19/QU (P) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS vs. (R) SERENA A. MAY

07/02/2019	Part Q, Judge: Joel R. Kullas, Purpose: Trial: Bench, Outcome(s): Adjourned: 08/02/2019
07/02/2019	Part A, Judge: Clinton J. Guthrie, Purpose: For All Purposes, Outcome(s): Rescheduled: 07/02/2019
08/02/2019	Part Q, Judge: Joel R. Kullas, Purpose: Trial: Bench, Outcome(s): Rescheduled: 08/02/2019
08/02/2019	Part P, Judge: John S. Lansden, Purpose: Trial: Bench, Outcome(s): Adjourned: 08/26/2019
08/26/2019	Part P, Judge: John S. Lansden, Purpose: Trial: Bench, Outcome(s): Rescheduled: 08/26/2019
08/26/2019	Part O, Judge: Maria Ressos, Purpose: Trial: Bench, Outcome(s): Judgment with Possession, with Warrant, Issuance Stayed per Stipulation/Order, Execution Stayed per Stipulation/Order, Earliest Execution Date 09/06/2019 (based on Inquest)
06/07/2022	Part HMP, Judge: Jeannine B. Kuzniewski, Purpose: Motion (1) - Enforce, Outcome(s): Adjourned: 07/14/2022
07/14/2022	Part O, Purpose: Motion (1) - Enforce, Outcome(s): Rescheduled: 08/03/2022
08/03/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (1) - Enforce, Outcome(s): Submitted
10/13/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (2) - <u>Restore to Calendar</u> , Outcome(s): Adjourned: 11/02/2022
11/02/2022	Part O, Judge: Enedina Pilar Sanchez, Purpose: Motion (2) - Restore to Calendar, Outcome(s): Adjourned: 12/05/2022
12/05/2022	Part O, Judge: <u>Enedina Pilar Sanchez</u> , Purpose: Motion (2) - Restore to Calendar, Outcome(s): Reserved Decision
11/27/2023	Part O, Judge: Clinton J. Guthrie, Purpose: Motion (6) - Stay Eviction, Outcome(s): Granted to Extent per Order
01/03/2024	Part O, Judge: Clinton J. Guthrie, Purpose: Motion (7) - Request for Recusal, Outcome(s): Rescheduled: 01/17/2024
01/17/2024	Part O, Judge: Clinton J. Guthrie, Purpose: Motion (7) - Request for Recusal, Outcome(s): Denied

7  
Serena A May  
16738 109th Rd  
Jamaica, NY 11433

Notice Date: April 19, 2011

Account No.: 23511736

Property Address:  
167 -38 109 Rd  
Jamaica, NY 11433

Been Paid off

IMPORTANT MESSAGE ABOUT YOUR LOAN

Effective 10/01/2008, the above-referenced loan number was paid in full.

WHAT THIS MEANS

Your loan with BAC Home Loans Servicing, LP no longer has a loan balance due. Typically, 1098 and 1099-INT year end statements are issued during the month of November, however if your loan was paid off in November or December, the statement will be generated by January 31st.

THANK YOU FOR YOUR BUSINESS

If you need further assistance, you may contact our Customer Service Department at (800) 669-6607.

Thank you for giving BAC Home Loans Servicing, LP the opportunity to serve your home loan needs.

BAC Home Loans Servicing, LP is a subsidiary of Bank of America, N.A.

Please write your account number on all checks and correspondence

LOS 7268/10092 04/02/2007

Fw: Activity in Case 1:21-cv-03586-KAM-LB May v. Levy et al Order on Motion to Reopen Case

From: Serena May (serenamay68@yahoo.com)

To: merrickprint@yahoo.com

Date: Friday, January 26, 2024 at 10:25 AM EST

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "ecf\_bounces@nyed.uscourts.gov" <ecf\_bounces@nyed.uscourts.gov>

To: "nobody@nyed.uscourts.gov" <nobody@nyed.uscourts.gov>

Sent: Fri, Sep 23, 2022 at 10:50 AM

Subject: Activity in Case 1:21-cv-03586-KAM-LB May v. Levy et al Order on Motion to Reopen Case

This is an automatic e-mail message generated by the CM/ECF system. Please DO NOT RESPOND to this e-mail because the mail box is unattended.

\*\*\*NOTE TO PUBLIC ACCESS USERS\*\*\* Judicial Conference of the United States policy permits attorneys of record and parties in a case (including pro se litigants) to receive one free electronic copy of all documents filed electronically, if receipt is required by law or directed by the filer. PACER access fees apply to all other users. To avoid later charges, download a copy of each document during this first viewing. However, if the referenced document is a transcript, the free copy and 30 page limit do not apply.

U.S. District Court

Eastern District of New York

### Notice of Electronic Filing

The following transaction was entered on 9/23/2022 at 10:49 AM EDT and filed on 9/23/2022

Case Name: May v. Levy et al

Case Number: 1:21-cv-03586-KAM-LB

Filer:

Document Number: No document attached

Docket Text:

ORDER. By [34] motion filed September 22, 2022 (which was misfiled as a motion to reopen case), counsel for Nassau County Defendants advised the Court that Plaintiff has been found competent to stand trial and released from the custody of the Commissioner of the New York State Office of Mental Health. Counsel requests that the Court lift the stay imposed on June 15, 2022.

Counsel also attached to the motion a September 22, 2022 email communication from Plaintiff, in which Plaintiff writes, "I agree with the findings of the.... Report [a]nd Recommendation," (ECF No. [34-1]), which the Court construes as stating that Plaintiff does not object to Magistrate Judge Bloom's Report and Recommendation, dated April 15, 2022. (ECF No. [23].)

Based on the foregoing, the stay is lifted, and the Court grants Plaintiff until October 24, 2022 to file any response(s) to the objections filed by the Nassau County Defendants,

(ECF No. [24]), and the Suffolk County Defendants, (ECF No. [25]). Counsel for Nassau County Defendants is respectfully directed to serve copies of: (1) Judge Bloom's Report and Recommendation, (ECF No. [23]), (2) Nassau County Defendants' objections to the Report and Recommendation, (ECF No. [24]), (3) Suffolk County Defendants' objections to the Report and Recommendation, (ECF No. [25]), and (4) a copy of this Order, and note service on the docket. Ordered by Judge Kiyo A. Matsumoto on 9/23/2022. (Ahn, Lois)

1:21-cv-03586-KAM-LB Notice has been electronically mailed to:

Laurel R. Kretzing lkretzing@nassaucountyny.gov, ncao@nassaucountyny.gov

Stacy A. Skorupa stacy.skorupa@suffolkcountyny.gov, cheryl.darcangelo@suffolkcountyny.gov, courtalert@suffolkcountyny.gov, srmtort@gmail.com, stacy.martella@suffolkcountyny.gov, stacyannskorupa@gmail.com, susan.flynn@suffolkcountyny.gov

Serena A. May serenamay68@yahoo.com




1:21-cv-03586-KAM-LB Notice will not be electronically mailed to:

Plaintiff  
Weinreb group  
Agents were  
included. Officers  
worked for  
Margolin

Weinreb group

Judge Bloom  
instructed  
A stay

FEDERAL COURT

← ltr for def 09...   

JEFFREY GRODER ESQ., PLLC

ATTORNEY AT LAW  
114 OLD COUNTRY ROAD, SUITE 345  
MINHOLA, NY 13501  
Phone: (516) 248-8090  
Fax: (516) 248-8089

September 23, 2022

Re: Serena May

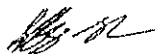
To whom it may concern:

This office represents Serena May in a currently pending legal matter in Nassau County.

Please be advised that Ms. May was incarcerated from June 13, 2022 through and including August 31, 2022.

If any further information is required, please contact the undersigned.

Sincerely,



Jeffrey Groder, Esq.

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